MINISTRY OF
COMMERCE, TRADE,
TOURISM AND
TRANSPORT

Levels 2 & 3, Civic Tower Building, Victoria Parade, Suva
G P O Box 2118, Government Building, Suva
Phone: (679) 330 5411
Website: www.mcttt.gov.fj

22nd December, 2021

our ref: TP 1/20/864

**The Chief Executive Officer**

**Rakiraki Town Council**

**P. O. Box 68**

**Rakiraki**

Dear Sir,

**Re: DEVELOPMENT APPLICATION FOR PROPOSED CRYPTOLAND SPECIAL USE (INTEGRATED RESORTS DEVELOPMENT) MASTER PLAN FOR NANANU I CAKE ISLAND CT FOLIO 4455 RAKIRAKI, RA FOR BLOCKLANDS DEVELOPMENT LIMITED (YOUR REF: BA 11/21)**

Reference is made to the above mentioned application.

You are advised that the proposal has been considered very carefully and **Approval in Principle** is hereby granted subject to the following conditions:

1. That the **Approval in Principle** relates to the proposed Special Use (Integrated Resort Development) **Master Plan only** comprising the following:

    - **Special Use (Tourism/Hotel).**
    - **Special Use (Villa) development.**
    - **Day Trippers Island for Special Use (Tourism – recreation).**

2. **That this Approval in Principle relates specifically to the Land-use proposals above high water mark. All proposals below high water mark or overwater villas requires the prior consent of the Director of Lands in the form of a Foreshore Development Lease. That no consideration is being given to the building application at this stage.**

3. That Outline building application shall be submitted for the Resort developments for consideration by the Director Town and Country prior to submission of detail building application.

4. That all requirements of the Town Planning Act Cap 139 General Provisions (2009) with regards to Integrated Resort Developments shall be fully complied with.

5. That the rezoning application for the proposal shall be submitted to the Rakiraki Town Council for their prior consideration and the Approval of the Director of Town and Country planning.

6. That a detail subdivision scheme application for the proposal shall be submitted to the Director Town and Country Planning for further consideration.

7. That the subdivision scheme shall show the contours of the land above the High Water Mark and the highest points on the Island shall not be excavated.

8. That all mangrove areas shall be preserved and any cutting of mangrove shall be with the approval of the Director Environment.

9. That a 30 meter wide building line restriction shall be imposed along the high water mark and shall be shown on the subdivision scheme and survey plans as Foreshore Reserve.

10. That a 9 meter wide foreshore and access reserve shall be imposed along the high water mark and memorandum of access easement shall be registered in favor of the general public.

11. That the Special Use (villa lots) shall not be less than 1000 square meters in area and shall have a legal access.

12. That all the developments on the Island to be connected to an approved sewerage reticulation system with provisions for secondary treatment of effluents to the satisfaction of the Central Board of Health (CBH), Department of Environment and Rakiraki Town Council.

13. That the developer shall submit an application for Environment Impact Assessment Screening to the DTCP for consideration and further approval of the Director Environment. The Terms of Reference (TOR) shall be obtained from Department of Environment.

14. That all other relevant conditions imposed by the Rakiraki Town Council shall be fully complied with.

15. Valid for two years.

For any further clarification you may contact the undersigned at mohammed.ziar@govnet.gov.fj

Yours faithfully,

..........................

Mohammed Ziar (Mr.)
for **Permanent Secretary Commerce Trade Tourism and Transport**

cc. **Director Environment**
**Director of Lands**

FOURTH SCHEDULE
(Regulation 4)
(Substituted by Regulations, 28th December, 1961)

TOWN PLANING ACT
(Chapter 139)

APPLICATION FOR DEVELOPMENT PERMISSION
(Section 7)

To the ...**RAKIRAKI TOWN COUNCIL** .... Local Authority being an application for permission to undertake the development described on this application and more particularly shown on the attached plans and specifications.

APPLICANT'S NAME **BLOCKLANDS DEVELOPMENT LIMITED**

PLANIT PACIFIC
PLANNING & ENVIRONMENTAL CONSULTANTS
169 Ratu Sukuna Rd Nasese
P. O. Box 1180, Suva
Tel: 3313 030 Fax: 3313 031

AGENT (if any).....**PLANIT PACIFIC LIMITED (MOB: 9999594)**
POSTAL ADDRESS **GPO BOX 1180, SUVA**

TITLE OR LEASE NUMBER...**CT FOLIO 4455**
(If Lease state whether Crown, Native or Freehold. If Freehold, state Plan and lot number)

APPLICANT'S INTEREST IN SITE ...**PROSPECTIVE PURCHASER** ..........................
(e.g owner, lessee, licensee, prospective purchaser)

IF LEASE STATE NATURE OF TENANCY ...**N/A** (e.g Residential, Commercial, Industrial, Agricultural)

PLAN AND LOT NUMBER........**SUBJECT TO SURVEY – KNOWN AS NANANU-I-CAKE ISLAND**

AREA OF SITE **APPROX. 240 HECTARES (600 ACRES)**

STATE THE PURPOSE OF THE DEVELOPMENT...**MASTER PLAN FOR INTEGRATED RESORT DEVELOPMENT COMPISING OF TOURISM HOTELS (X2), TOURIST VILLA SUBDIVISION, TOURISM RELATED FACILITIES AND BACK OF HOUSE SERVICES**

NAME AND OCCUPATION OF THE PROPOSED OCCUPANT ... **RESORT GUESTS AND PROSPECTIVE PURCHASERS OF TOURIST VILLA LOTS**

PLANIT PACIFIC LIMITED
PLANNING & ENVIRONMENTAL CONSULTANTS

APPROVED IN PRINCIPLE

..................................... ............................
(for) Applicant's signature Date

Development permission is granted subject to the following conditions:
Approved by Director of Town and Country Planning Approved Local Authority

Town Planning Act (section 7)
(OUTLINE)
Application No. 1/20/864
CONSENTED TO, (IN PRINCIPAL)
subject to stated conditions and
valid for two(2)years from approval.
..............................................
Director of Town Country Planning
Date: 22 DEC 2021

CONDITIONS OF CONSENT:
It will be necessary for the development to comply with all stated conditions together with the Public Health and the Building Regulations and By-Laws applicable by prior to the issue of Completion Certificate.
..............................................
Director of Town Country Planning
Date: 22 DEC 2021

Three copies of this form must be filled in.



ARCHITECTS PACIFIC
Nananu-i-ra
Nananu-i-cake (subject site)
Mainland Viti Levu
South Pacific Ocean
King's Hwy
Kings Road
0
500
1000
1500 m
CRYPTOLAND
Nananu-i-cake Masterplan
August 2021
Drawing Number MP01
1:20,000